WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2009.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Equity Investments, LLC	Cornerstone Equity Investments, LLC	
(NAME)	(NAME)	
544 Nashville Pike, #332	306 Oriel Ave.	11901030500
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090630

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Thomas W. Newcomb**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Cornerstone Equity Investments, LLC**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

BILL GARRETT, Davidson County
Trans:T20090026143 DEEDWARR
Recvd: 04/21/09 10:49 2 pgs
Fees:13.00 Taxes:129.50
20090421-0035992

unimproved ☐

This is improved ☒ property, known as 306 Oriel Ave., Nashville, TN 3721

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of April, 2009.

Thomas W. Newcomb by Timothy W. Newcomb, Attorney in Fact

Timothy D. Newcomb, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of April, 2009, before me personally appeared Timothy D. Newcomb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas W. Newcomb, and who acknowledged that she executed the same as the free act and deed of Thomas W. Newcomb.

Commission expires: 5/23/2011

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Deborah L. Baxter
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 105 and the Westerly 12 feet of Lot No. 106 and the Easterly 3 feet of Lot No. 104 on the map of Overhill City and W.H. Fox Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 and parts of Lot Nos. 104 and 106 front together 65 feet on the Northerly side of Oriel Street and run back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Herman J. Newcomb and wife, Inez Newcomb by Warranty Deed from Philip N. Brownstein, Federal Housing Commissioner dated February 14, 1964 of record in Book 3701, Page 235, Register's Office for Davidson County, Tennessee. The said Herman J. Newcomb predeceased the said Inez Newcomb, leaving the said Inez Newcomb as the surviving tenant by the entirety and sole owner of said land. The said Inez Newcomb died intestate June 4, 2004, survived by her three sons, Larry E. Newcomb, Thomas W. Newcomb and Douglas R. Newcomb, her sole and only heirs at law. The said Larry E. Newcomb and Thomas W. Newcomb conveyed their interest in said land to Douglas R. Newcomb by Quitclaim Deed dated April 14, 2006 and filed of record in Instrument 20060427-0048149, Register's Office for said County. The said Douglas R. Newcomb conveyed his interest in said land to Thomas W. Newcomb by Quitclaim Deed dated May 16, 2008 and filed of record in Instrument 20080612-0060614, Register's Office for said County. See Also Affidavit of Heirship of record in Instrument 20060427-0048148 and Instrument 20080612-0060613, Register's Office for said County.